Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Airport Gateway Specific Plan (AGSP)

Lead Agency: Inland Valley Development Agency

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Project Location: San Bernardino, San Bernardino County

City *County*

Project Decription (Proposed actions, location, and/or consequences).

The AGSP envisions replacing the existing mix of uses within the planning area (refer to Table 3-1 of the detailed Project Description, residential, commercial, educational, industrial, and vacant land) with approximately 9.2 million SF of Industrial Mixed Uses. To accomplish this land use transition within the AGSP would require development of up to 260 acres of existing occupied acreage and conversion of about 209 acres of vacant land to Industrial Mixed Uses. Also, due to the number of small parcels that exist within the AGSP, future developers and project proponents will have to assemble land parcels in order to fully develop the AGSP. The areas of most intense property consolidation must occur in the area between Tippecanoe and Del Rosa on the west and Victoria and the Central Avenue on the east. Also note that some of the existing industrial uses in the AGSP planning area may be compatible with the future land use designations. However, for impact forecast purposes it will be assumed that all 469 acres designated Industrial Mixed Use (IMU) will be developed/repurposed. Also note that the acreage allocated to ROW and Floodway uses are approximately the same under existing and future conditions. Thus, although the existing basic infrastructure facilities will be improved in the future, there will not be a substantial increase in acreage allocated to them at buildout of the AGSP. The Project would require incremental installation of all the utility and roadway infrastructure required to support access and use of the land for Industrial Mixed Uses.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This action is a Notice of Preparation (NOP) for an EIR to address the potential impacts from implementing the Airport Gateway Specific Plan (AGSP).

The following environmental issues will be analyzed in the EIR: aesthetics, agricultural and timberlands, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases/climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural systems, utilities and service systems, and wildfire.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The proposed project is designed to transition the project area from older mixed uses (industrial, residential, and limited commercial uses) to a current mix of light industrial, office, technology and supporting commercial development adjacent to the north boundary of the San Bernardino International Airport. The circulation system is designed to minimize exposure of residential uses to increase traffic from the future development, but traffic will be an area of controversy within the community. The elimination of existing residential uses may be controversial and will require the parties implementing the Airport Gateway Specific Plan (AGSP) to provide relocation assistance.

Provide a list of the responsible or trustee agencies for the project.

It is anticipated that the Inland Valley Development Agency, functioning as the CEQA Lead Agency, will approve the final AGSP and CEQA document. It is anticipated the cities of Highland and San Bernardino (CEQA Responsible Agencies) will adopt the Specific Plan and any amendments to each City's General Plans and Development Code as appropriate and recognize the adopted CEQA document as certified by the IVDA. The San Bernardino County Flood Control (Department of Public Works) may consider and approve the design for the City Creek Bypass channel. To install the support infrastructure within the project area, site specific encroachment permits may be required by various agencies. Finally, in order to make modifications to the City Creek Bypass channel, it will be necessary to obtain regulatory permits for discharge of fill or streambed alteration. In this instance both the Santa Ana Regional Water Quality Control Board and the California Department of Fish and Wildlife would function as CEQA Responsible Agencies.

Other agencies that may have permitting authority over the project may include:
State Water Resources Control Board
South Coast Air Quality Management District
U.S. Army Corps of Engineers
East Valley Water District
Caltrans District 8
U.S. Fish and Wildlife Service
San Bernardino County Transportation Agency